

# Strategic Planning Committee

23<sup>rd</sup> January 2019



**18/09473/WCM Northacre Resource Recovery Centre, Stephenson Road, Northacre Industrial Estate, Westbury, BA13 4WD - Revision of the layout and design of Advanced Thermal Treatment Facility permitted under consent 14/12003/WCM**

**Recommendation: Approve with Conditions**



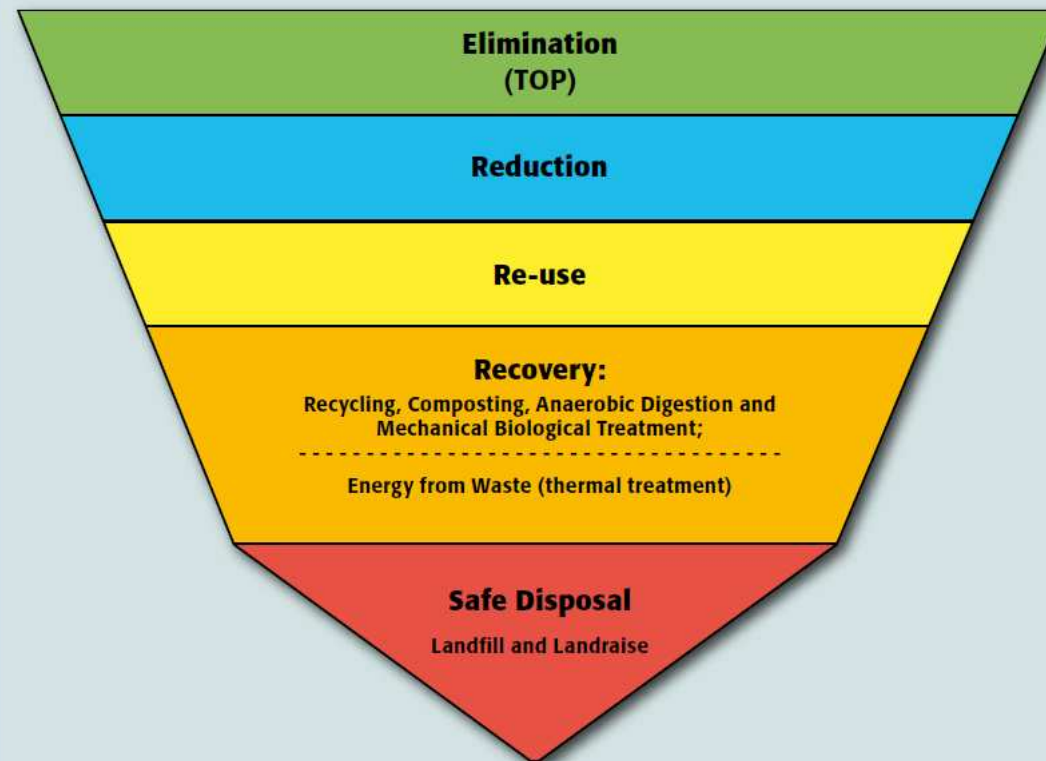
**Site Location Plan**



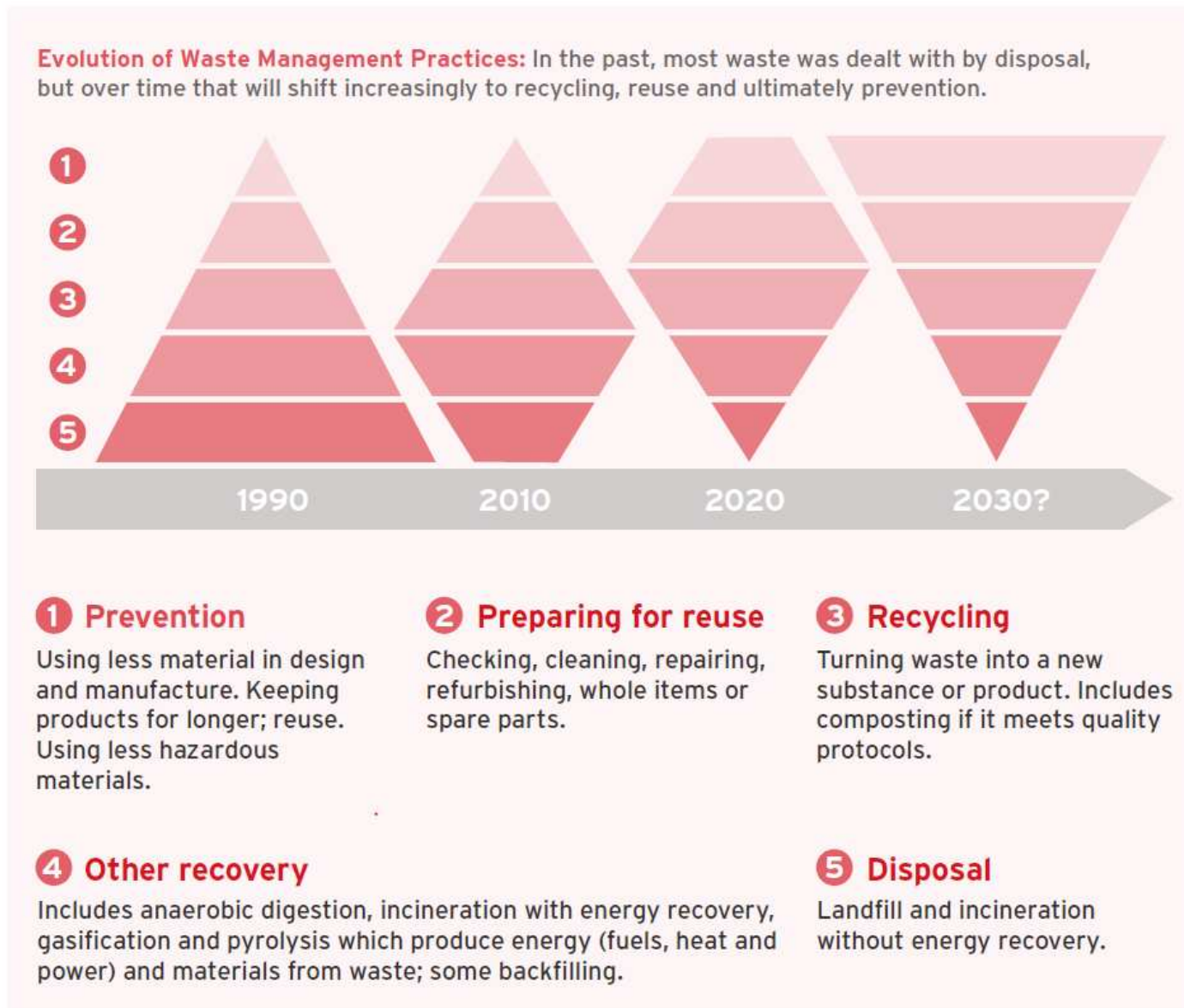
**Aerial Photography**

## **WCS5: The Wiltshire and Swindon Waste Hierarchy and Sustainable Waste Management**

In the interest of sustainable waste management, the Councils will seek to drive waste up the hierarchy by ensuring that developers demonstrate that the most sustainable option for waste management in Wiltshire and Swindon has been promoted. The order of preference is set out below:

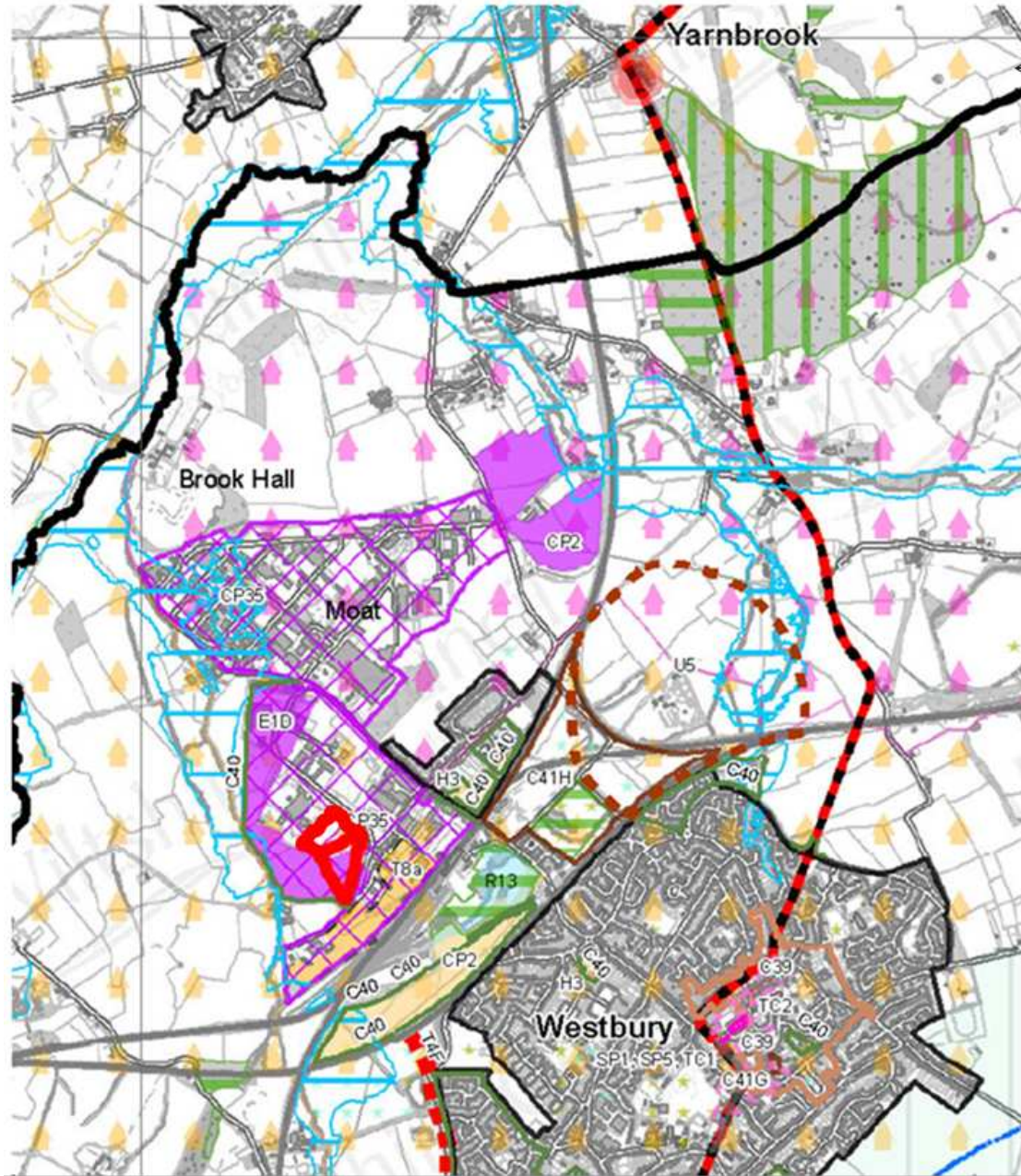


Extract from HM Government publication -  
“Our Waste, Our Resources: A Strategy for England”, December 2018



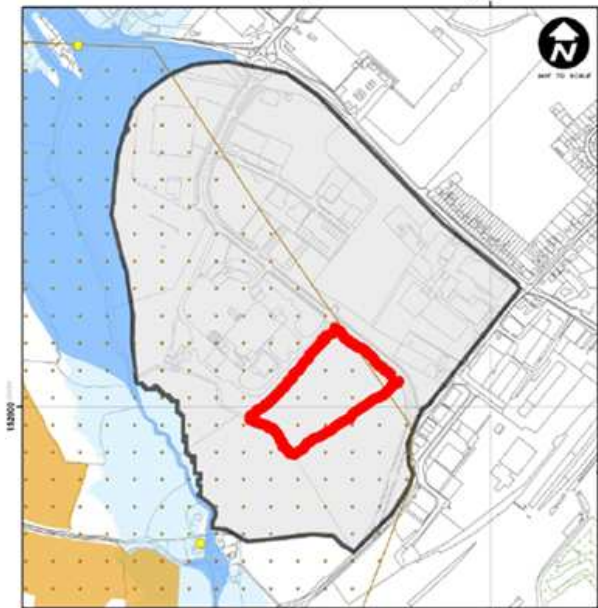
## **Policy: Development Plan –**

- Wiltshire Core Strategy –  
Principal Employment Area
- Wiltshire & Swindon Waste Site Allocations Local Plan –  
Allocated Strategic Scale Waste Site
- Wiltshire & Swindon Waste Core Strategy –  
WCS3 – **Energy From Waste** – to be preferably located on  
'industrial land / employment allocations' and 'site  
allocations and current waste management facilities'



**Wiltshire Core Strategy - Policy Map**

**Waste Site Allocations Local Plan - Inset Map**



**Inset map W3**

Northacre Trading Estate,  
Westbury



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Red: application site  
Pink: Principal Employment Area  
Mauve: Allocated Strategic Scale Waste Site

## Planning history –

14/12003/WCM – **Advanced thermal treatment facility** – approved  
23/09/2015

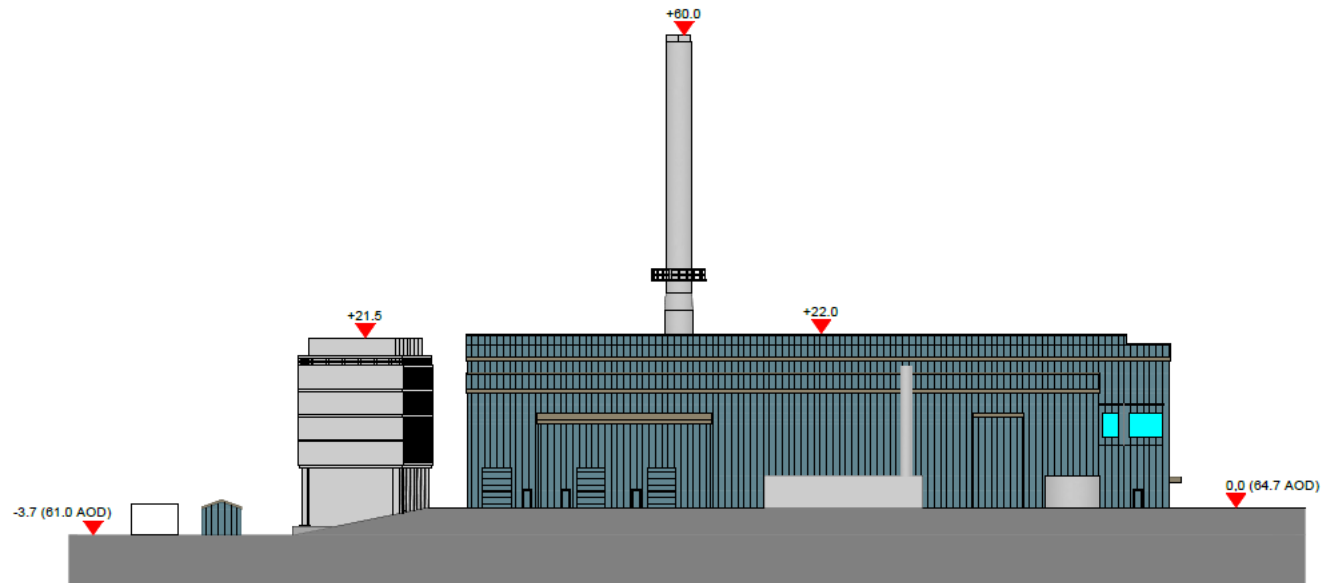


*14/12003/WCM – Approved General Layout Plan for ATT Facility*



## Planning history –

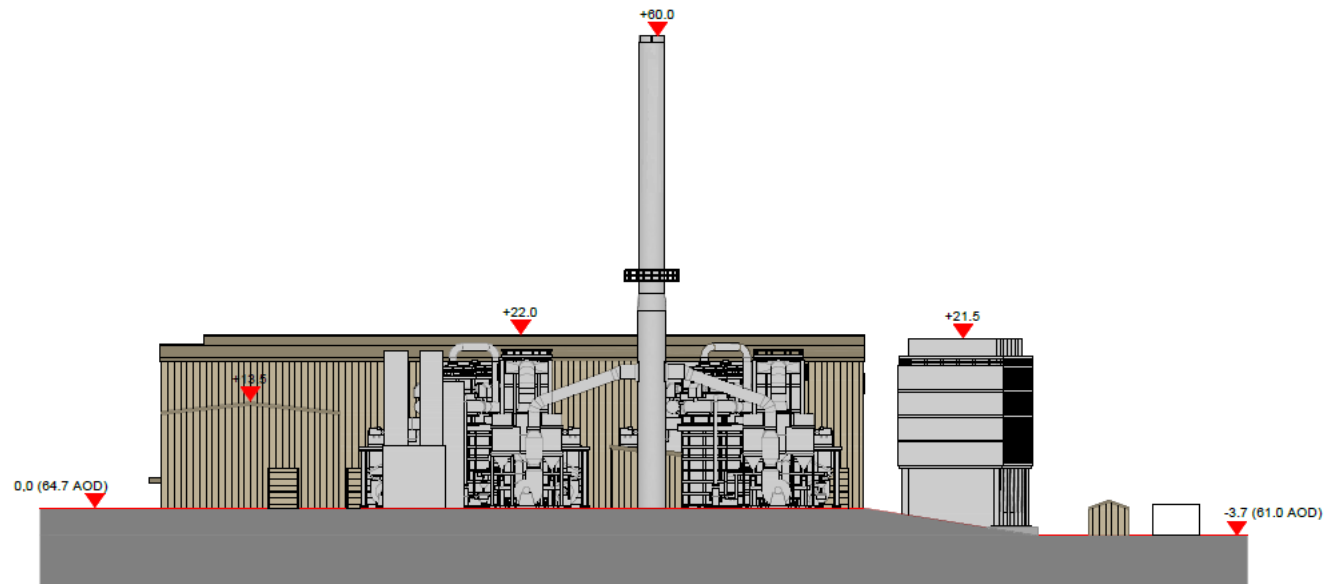
14/12003/WCM – **Advanced thermal treatment facility** – approved  
23/09/2015



South-west facing elevation – towards countryside

## Planning history –

14/12003/WCM – **Advanced thermal treatment facility** – approved  
23/09/2015



North-east facing elevation – towards Stephenson Road

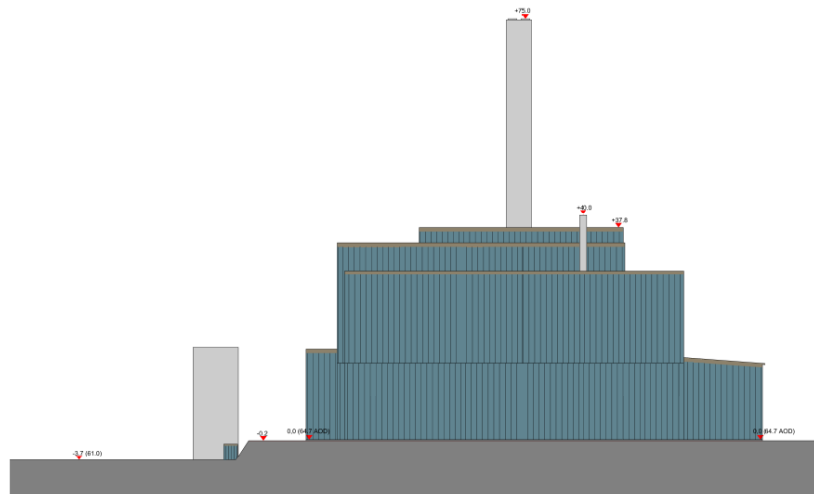
## Planning history –

18/03816/WCM – Revision of the layout and design of ATT facility permitted under consent 14/12003/WCM – refused 07/2018



## Planning history –

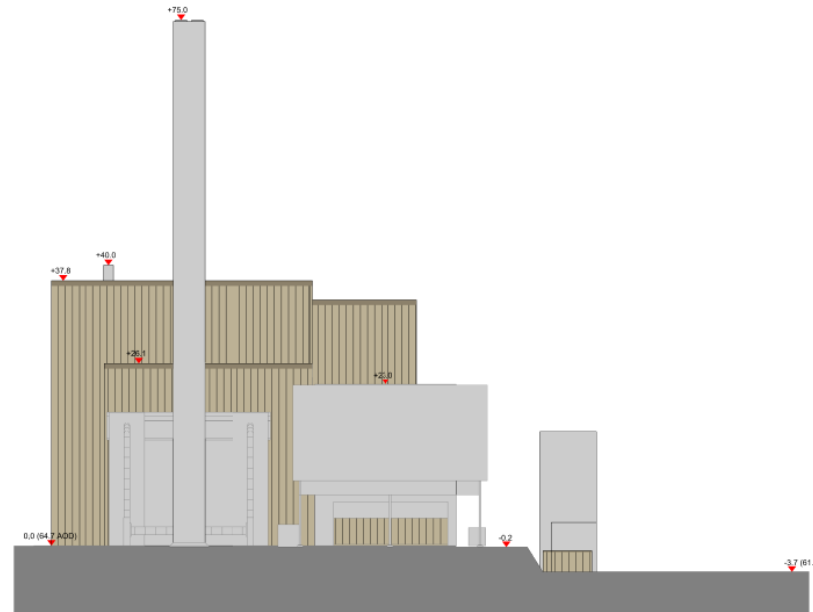
**18/03816/WCM – Revision of the layout and design of ATT facility permitted under consent 14/12003/WCM – refused 07/2018**



South-west facing elevation – towards countryside

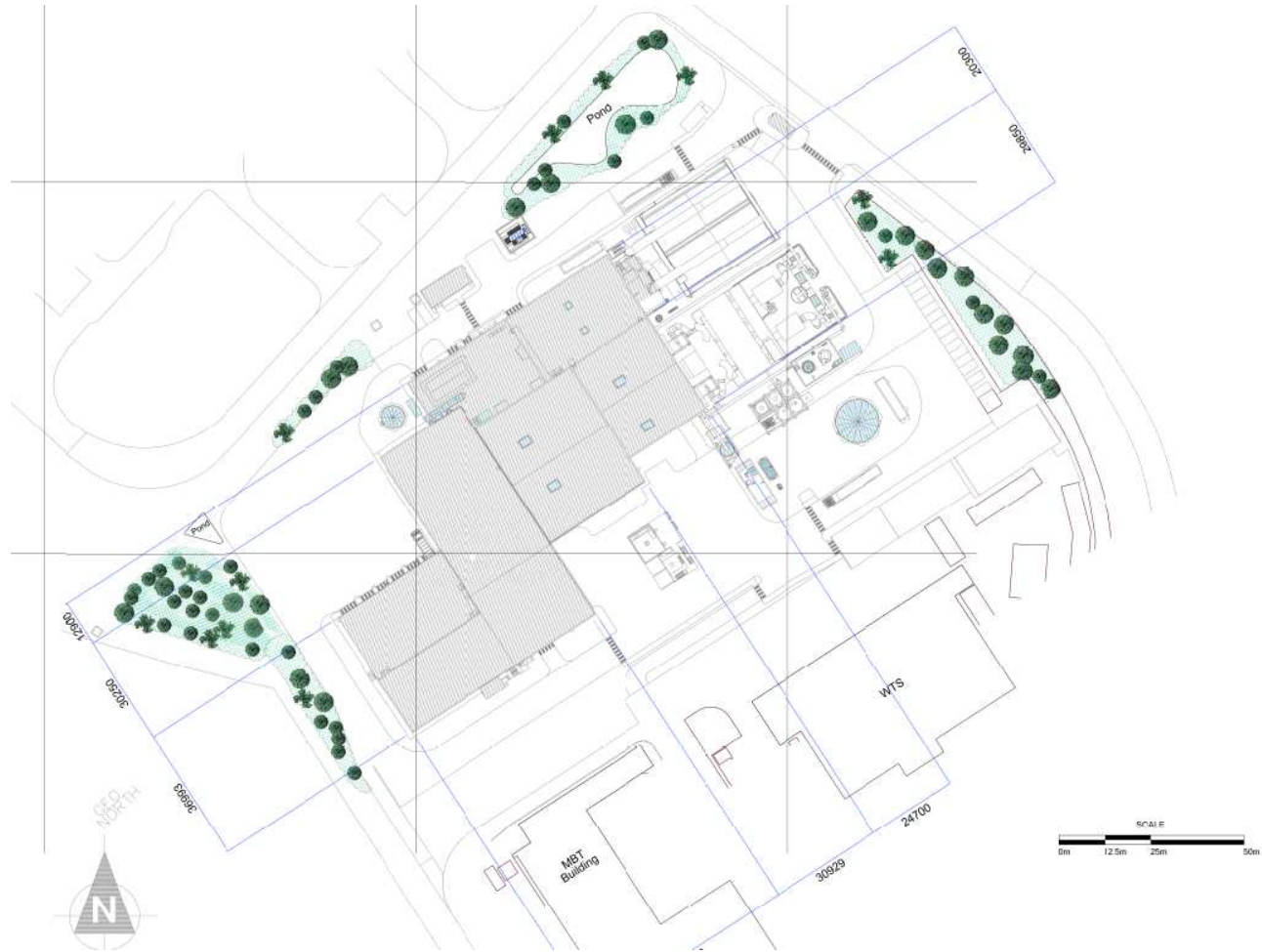
## Planning history –

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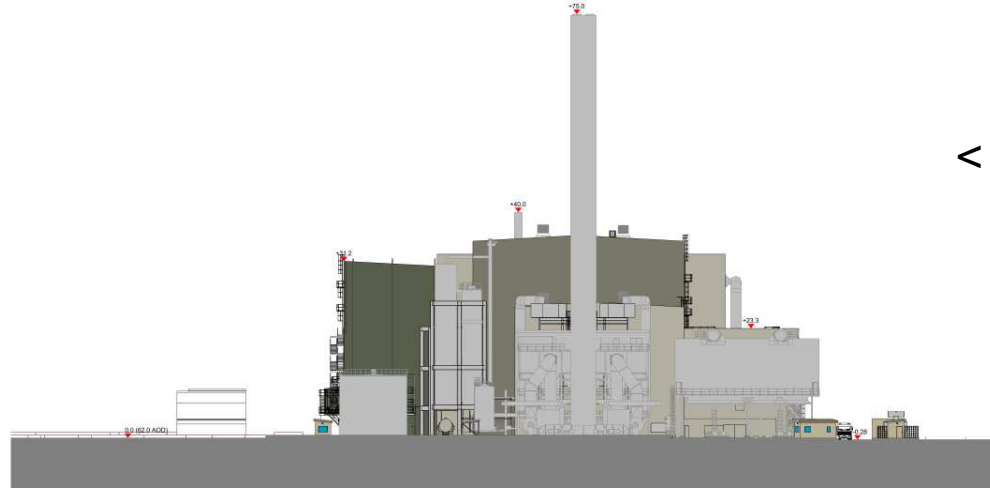


North-east facing elevation – towards Stephenson Road

## Current proposal -

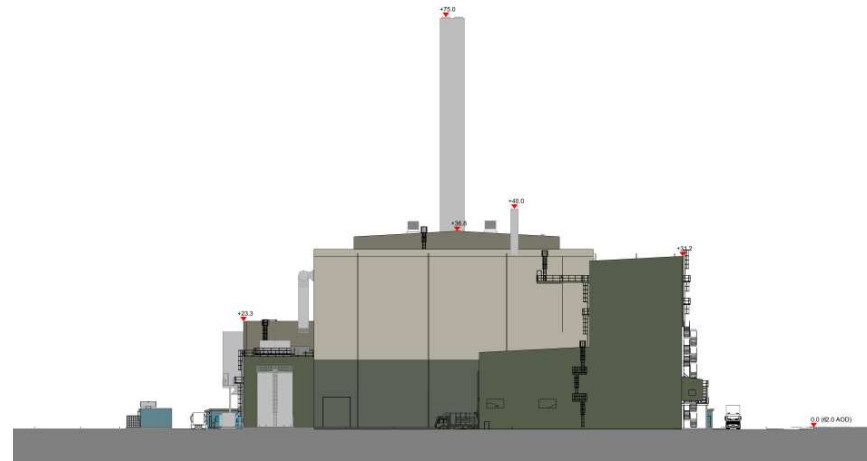


# Current Proposal -

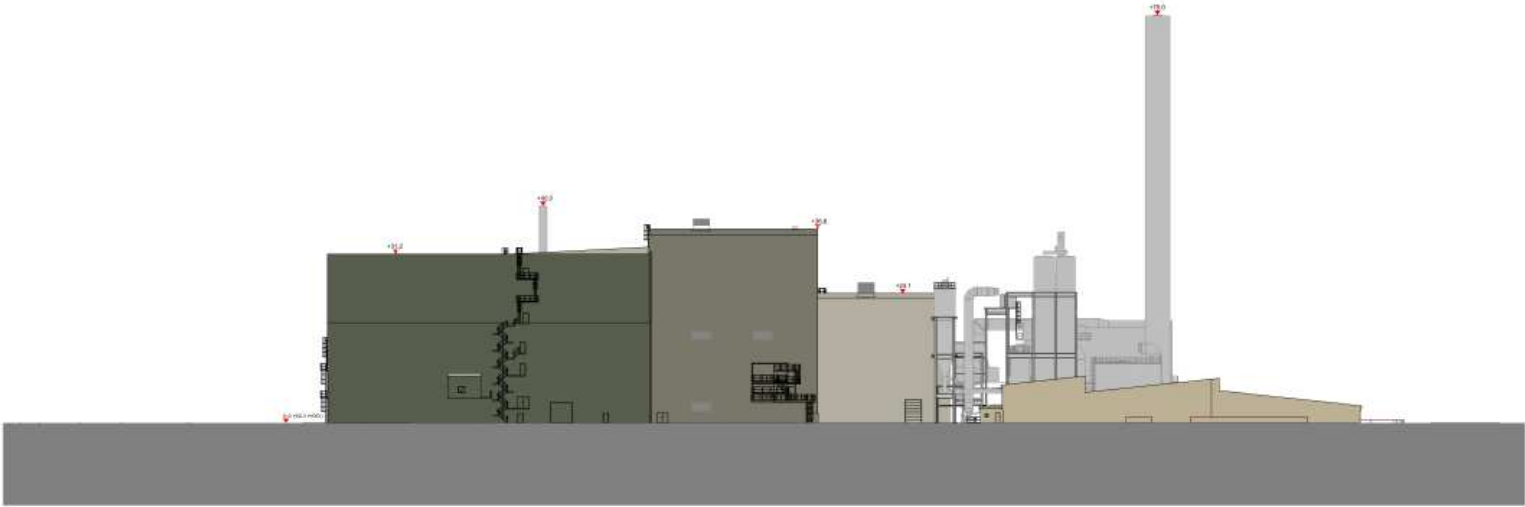
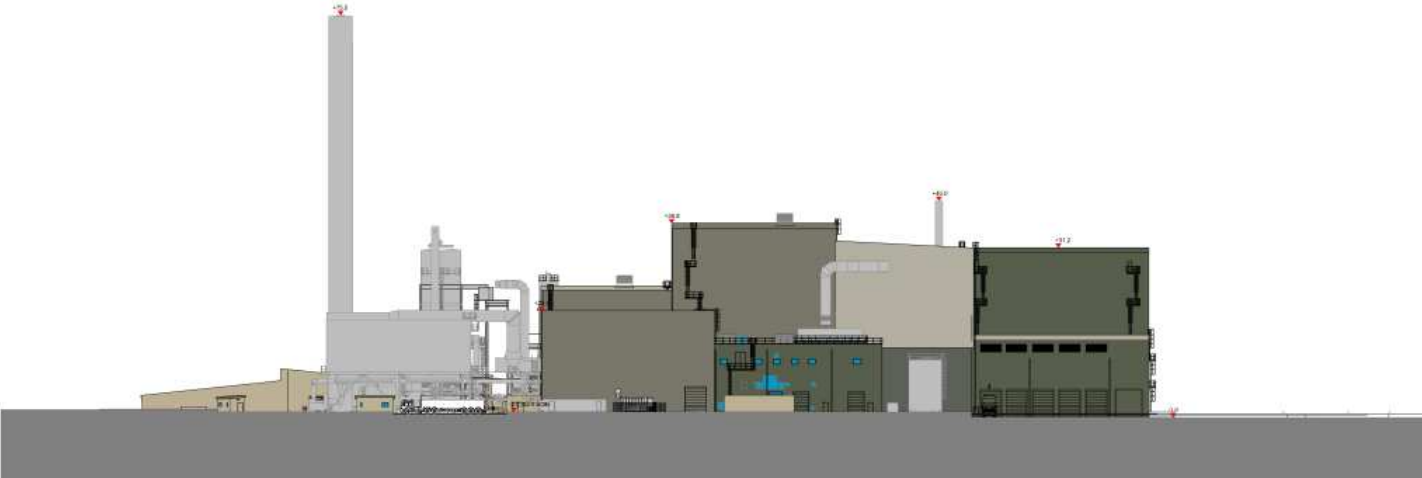


< North-east facing elevation

South-west facing elevation >



# Current Proposal – ‘side facing’ elevations





## **Principal differences between refusal (18/03816/WCM) and current application:**

- Re-profiling and regrading of the site to reduce the base (finished floor) level from a sloping site of 64.7 AOD to a level site at 62.0 AOD
- Reduction in the height of the process building
- Changes to the layout which move the waste feedstock and preparation building away from the south-west corner of the site
- Reduction in total building footprint
- Adoption of a bespoke colour scheme to break up the mass of the buildings and reduce their visual impact



Site

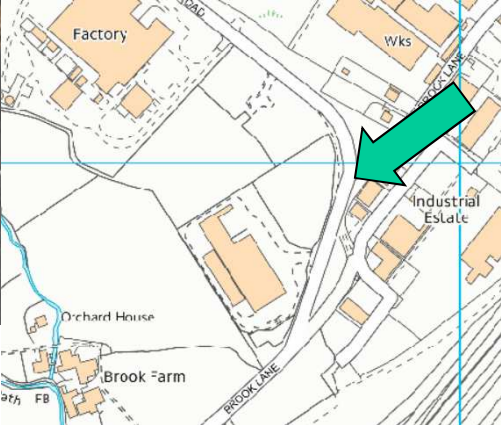
Arla Dairies Facility

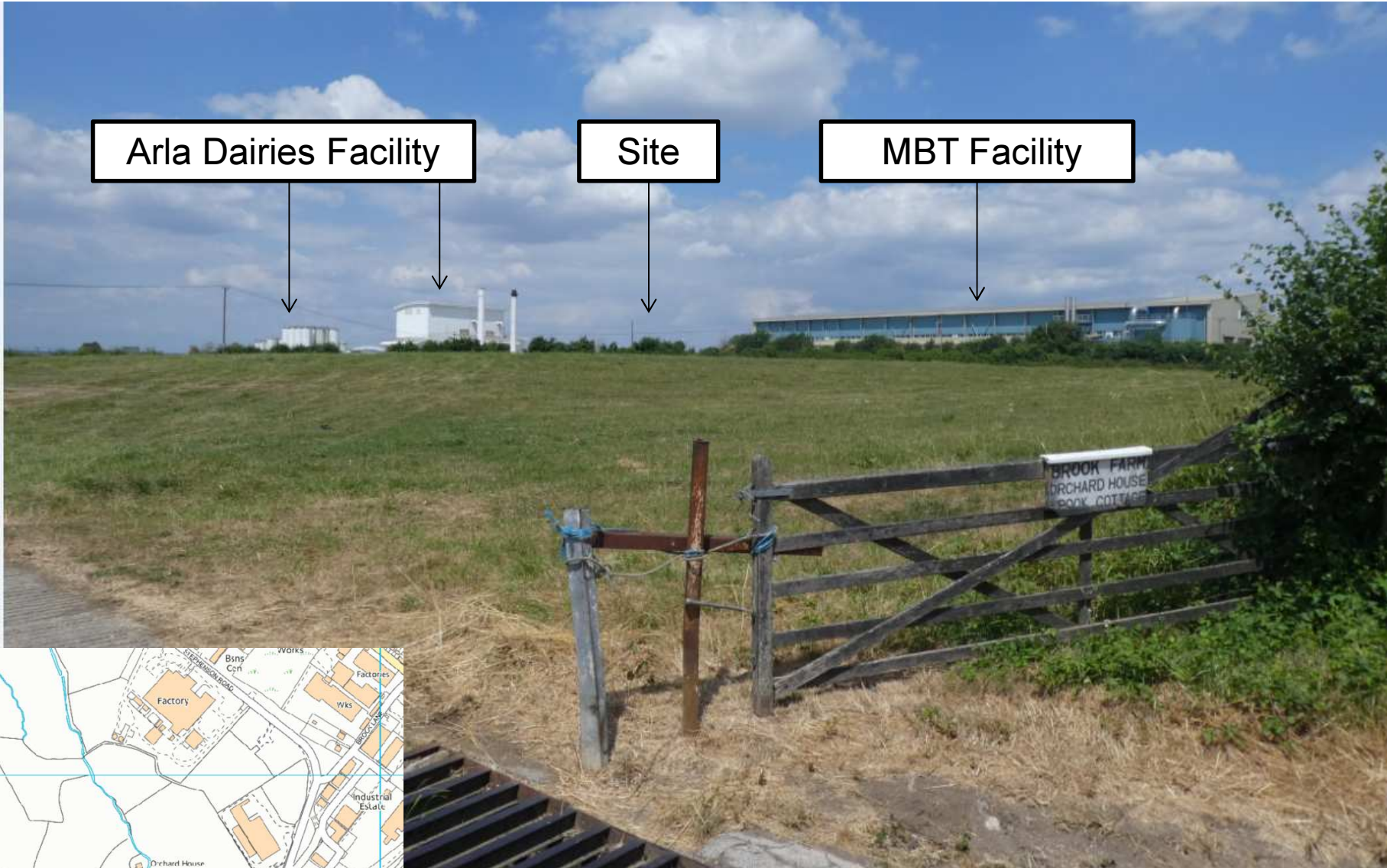


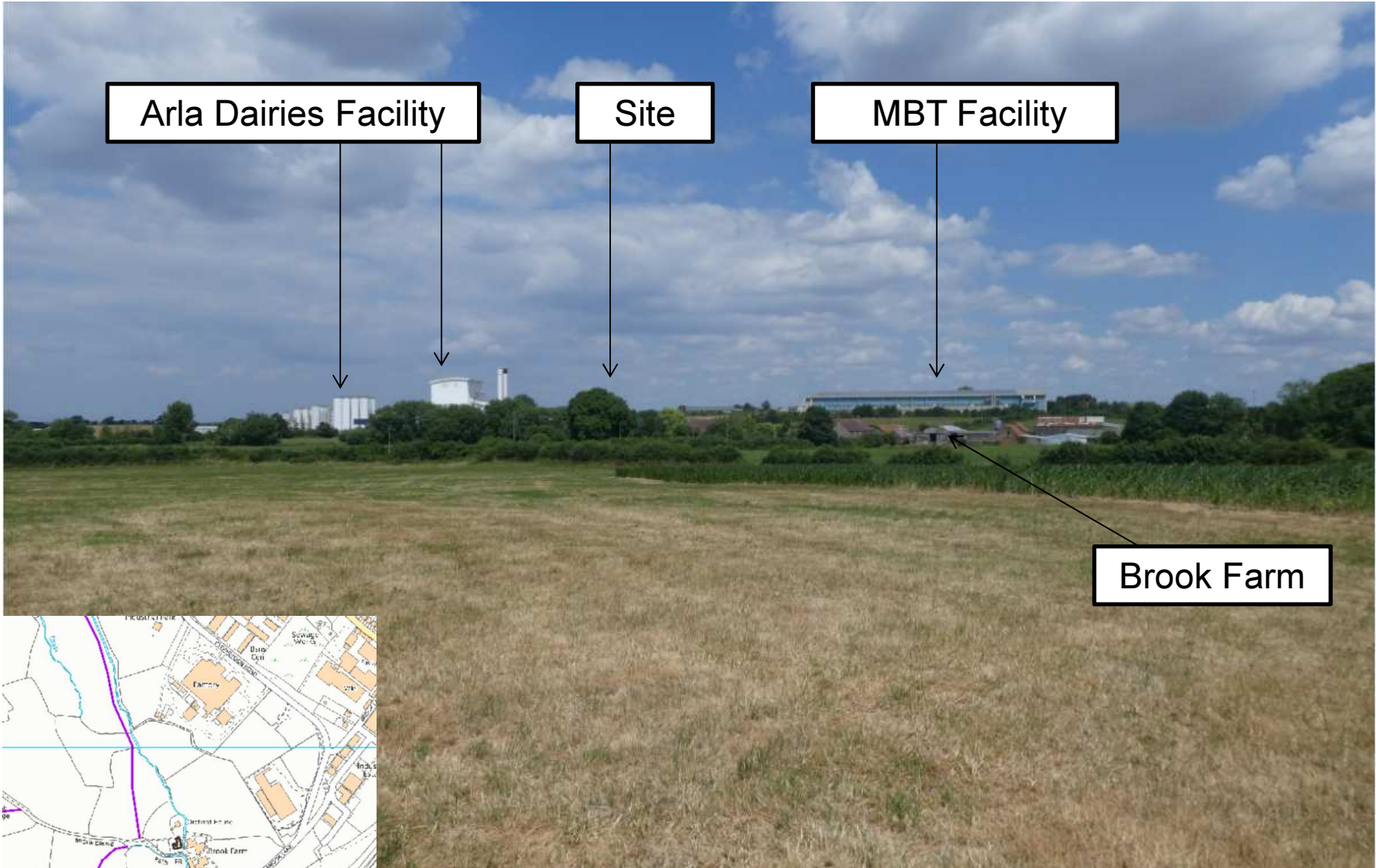


Existing MBT Facility

Site





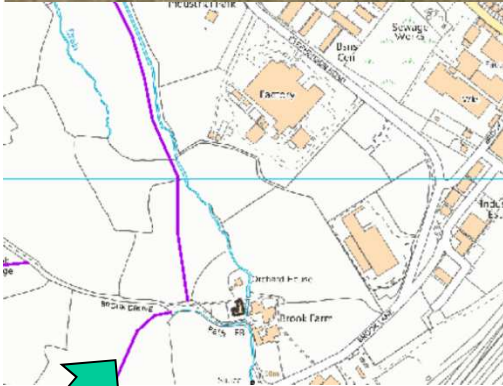


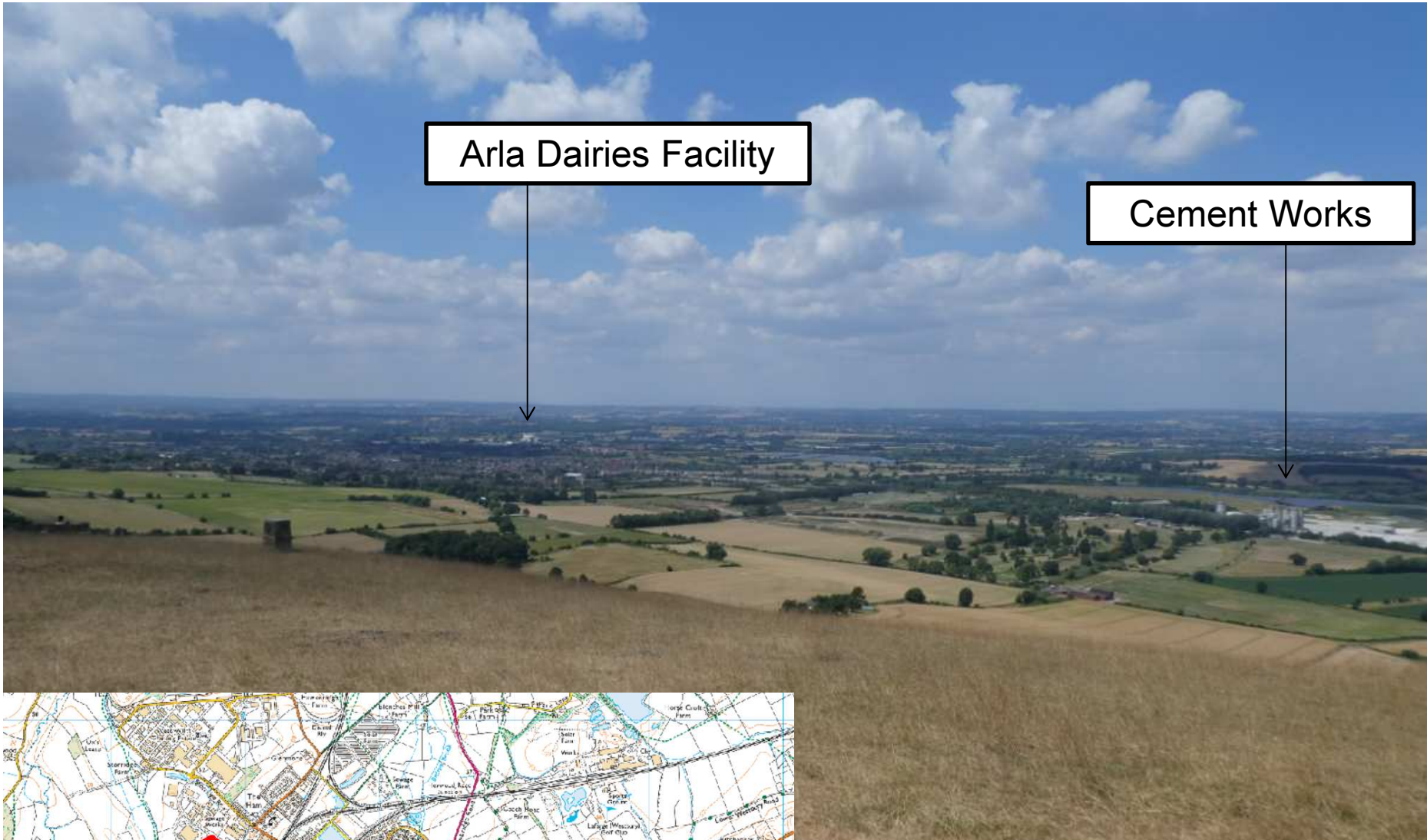
Arla Dairies Facility

Site

MBT Facility

Brook Farm





Arla Dairies Facility

Cement Works

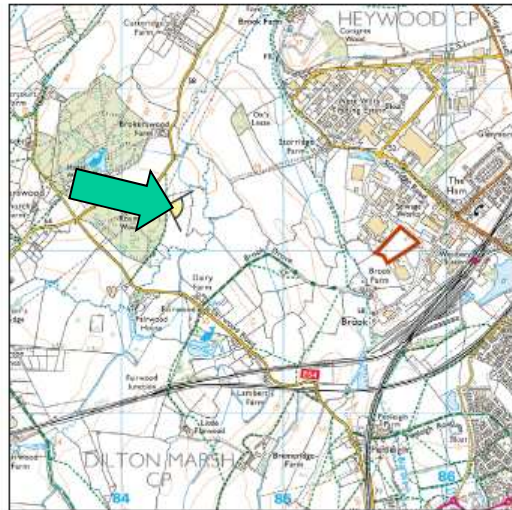


# LVIA Existing Contextual Photograph – from footpath by Brook Wood



Existing Contextual Photograph

Extent of 53.5° planar panorama



Viewpoint Location

Notes:  
For context purposes only.  
Full width of page to border is 90° with 70°  
panorama visible



Existing Baseline Photograph

< Existing



Photomontage - 2015 Future Baseline Scenario

< 14/12003/WCM  
Approved  
'baseline'



Photomontage - 2018b Proposed Development

< Current proposal



# LVIA – Existing Contextual Photograph - from Brook Farm footpath



← Extent of 53.5° planar panorama →



Viewpoint Location

Notes:  
90° cylindrical projection panorama showing the existing view. For context purposes only.



< Existing



< 14/12003/WCM  
Approved  
'baseline'



< Current proposal



# LVIA – Existing Contextual Photograph – c. White Horse



Existing Contextual Photograph

Extent of \$3.5^{\circ}\$ planar panorama



Viewpoint Location

Notes:  
For context purposes only.



Existing Baseline Photograph

< Existing



Photomontage - 2015 Future Baseline Scenario

< 14/12003/WCM  
Approved  
'baseline'



Photomontage - 2018b Proposed Development

< Current proposal

## **National Planning Policy for Waste –**

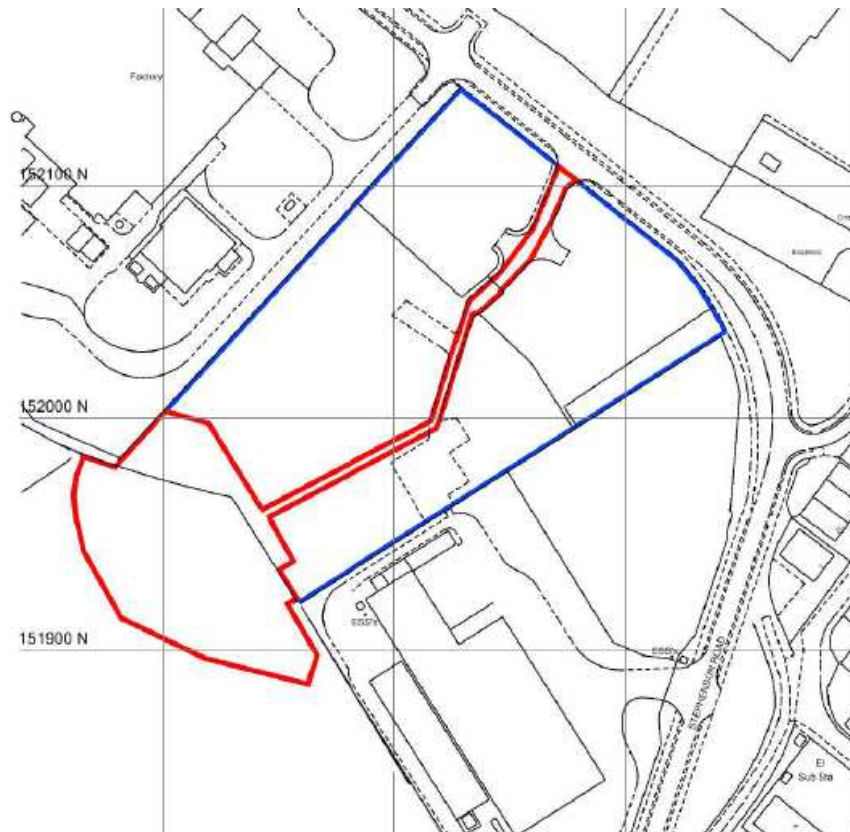
When determining waste planning applications, waste planning authorities should -

- “ ..... concern themselves with implementing the planning strategy in the *Local Plan* and not with the control of processes which are a matter for the *pollution control authorities*”.
- “..... avoid carrying out their own detailed assessment of epidemiological and other health studies”.
- “..... work on the assumption that the relevant pollution control regime will be properly applied and enforced”.

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# 18/09550/FUL – Landscaping and screening bund

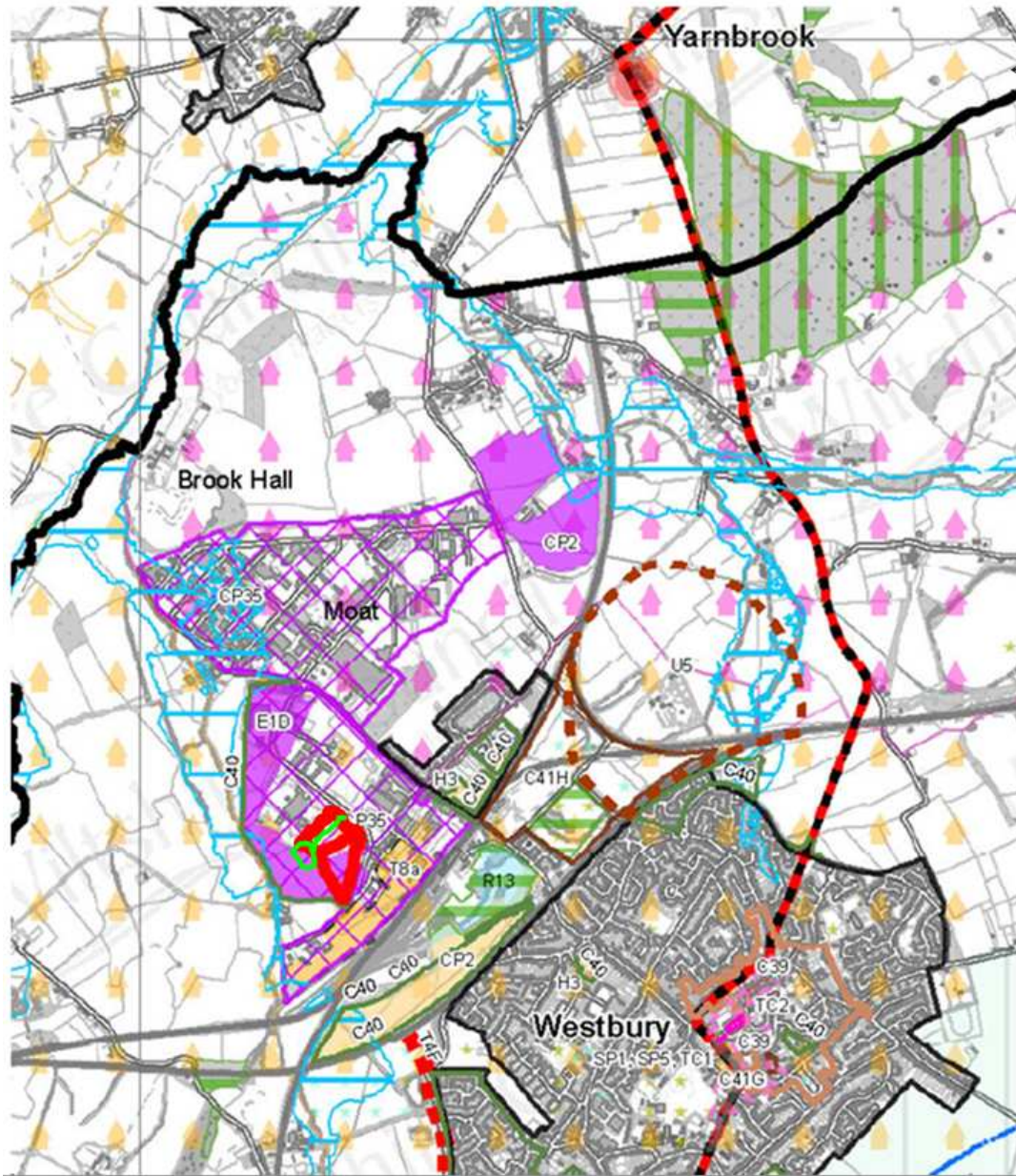






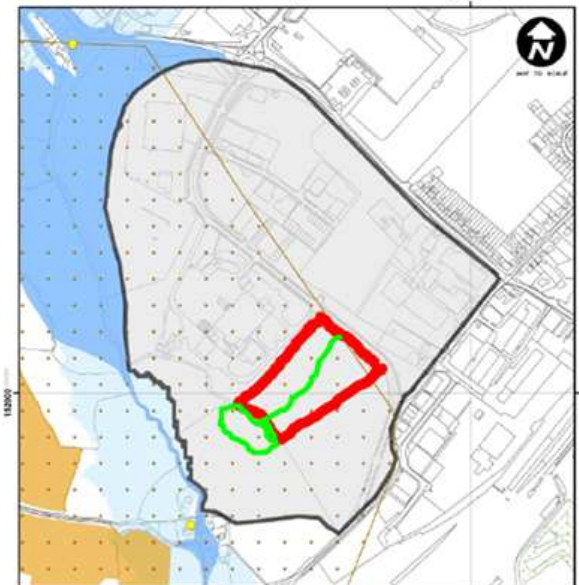
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Allocated Strategic Scale Waste Site



**Wiltshire Core Strategy - Policy Map**

**Waste Site Allocations Local Plan - Inset Map**



**Inset map W3**

Northacre Trading Estate,  
Westbury



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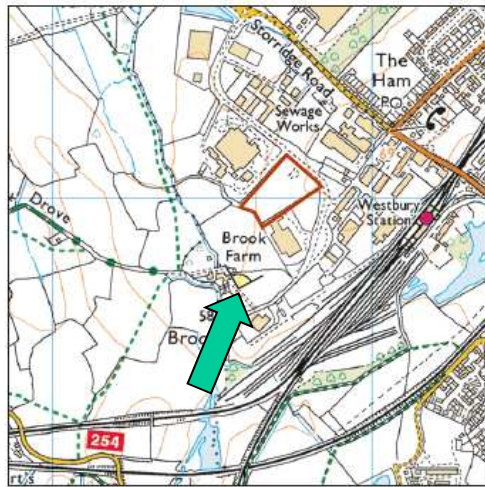
Green: application site  
Pink: Principal Employment Area  
Mauve: Allocated Strategic Scale Waste Site  
[Red: ATT Facility application site]

# LVA – Existing Contextual Photograph – from Brook Farm



Existing Contextual Photograph

Extent of 53.5° planar panorama



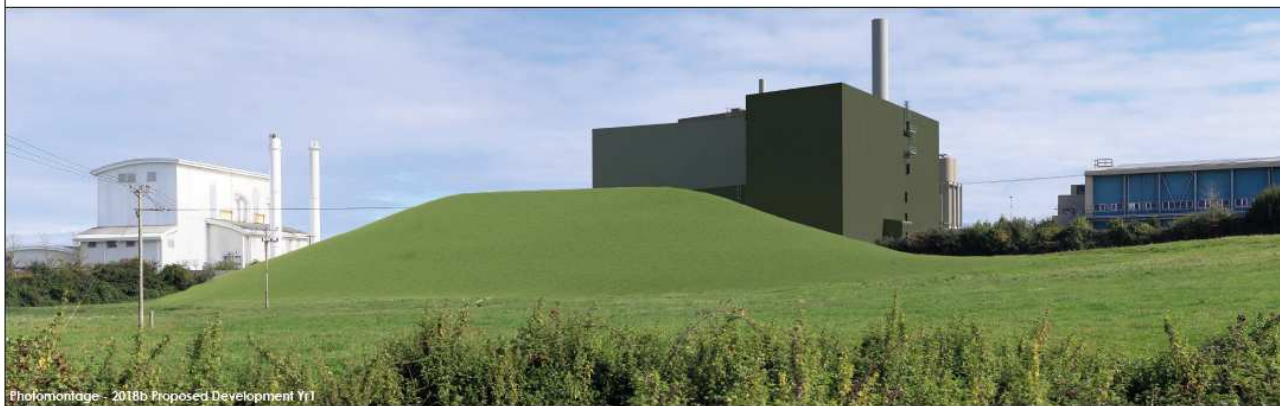
Viewpoint Location

Notes:  
For context purposes only.



Photomontage - 2018b Baseline Scenario Yr1

< Baseline



Photomontage - 2018b Proposed Development Yr1

< Year 1



Photomontage - 2018b Proposed Development Yr10-15

< Years 10-15

**From Brook Farm**



# LVA – Existing Contextual Photograph – from Brook Farm footpath



Existing Contextual Photograph

Extent of 53.5° planar panorama



Viewpoint Location

Notes:  
90° cylindrical projection panorama showing the existing view. For context purposes only.



< Baseline



< Year 1



< Year 10-15

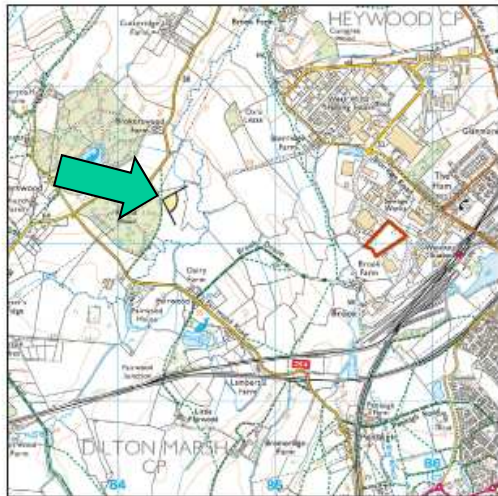
**From Brook  
Farm Footpath**



# LVA – Existing Contextual Photograph – from Brook Wood Footpath



Extent of 53.5° planar panorama



Viewpoint Location

Notes:  
For context purposes only.  
Full width of page to border is 90° with 70°  
panorama visible





Photomontage - 2018b Baseline Scenario Yr1

< Baseline



Photomontage - 2018b Proposed Development Yr1

< Yr 1



Photomontage - 2018b Proposed Development Yr10-15

< Yr 10-15

**From Brook Wood  
Footpath**



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